

ZONING AND ADJUSTMENT BOARD

June 19, 2006

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, June 19, 2006, at 6:30 P.M. with the following members present: Larry Story – Chairman, Dossie Singleton, Dale Nichols, Marge Thies, Richard Cole Jr., Frank Topping, and Frank Szczepanski. Rusty Mask, Ron Berry, James Sutton, Evan Merritt, and Todd Brown were absent. Meredith Kirste - Zoning and Adjustment Board Attorney, Sandy Cassels- Secretary, and Roberta Rogers, Director of Planning & Development were present.

Chairman Larry Story called the meeting to order.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the June 5, 2006, meeting. Mr. Nichols seconded the motion and the motion carried.

Mr. Cole made a motion to approve the minutes from the June 12, 2006, meeting for Florida Crushed Stone/Rinker. Mr. Story explained there needed to be one change, the correction of the footer date. Mr. Szczepanski seconded the motion and the motion carried.

T2006-0016

Donald P. Johnson

Mr. Cole made a motion to remove this case from the table. Mr. Nichols seconded the motion and the motion carried.

Donald P. Johnson, applicant, was present and requesting a Temporary Use Permit (TUP) for three (3) years for a care receiver's residence. Mr. Paul Jochum, Sumter County Code Compliance Manager, was present to explain the current Code case against the applicant. Mr. Jochum stated a RV is ~~already~~ on the property which was allowed under a prior TUP. Mr. Jochum and the board discussed other potential issues. Mr. Jochum testified that the applicant is cooperating with the Code Department in resolving issues. ~~explained there are structures built into the setbacks.~~ After much discussion the board decided that the TUP is a reasonable request which will resolve the primary issue of the presence of the RV. ~~Mrs. Rogers explained Code Enforcement is working on the Code violations, and the Zoning & Adjustment Board should only be concerned about the application.~~

Mr. Cole made the motion to approve the Temporary Use Permit. Mr. Nichols seconded the motion and the motion carried.

V2006-0001

Wildwood Villages, LLC

Bob Hunt was present to represent the applicant and requesting a variance for the side and rear setbacks of nine (9) lots from 10' to 5'. There were forty-nine (49) notices sent. Of the forty-nine (49) notices sent, three (3) were received in favor and six (6) were received in objection. Mrs. Cassels read the letters of objection into the record. There was one objection from the audience. Mr. Jerry Neville voiced his objections regarding the smaller setback request due to the larger homes not allowing for proper drainage from rainfall. Mr. Neville believes it will cause more flooding on properties surrounding the lots with the smaller setbacks. Mr. Neville stated he doesn't want to feel closed in and believes this setback variance will give the neighbors that feeling. Mr. Hunt explained there are already homes encroaching the setback lines. Ms. Thies stated if there are already homes encroaching the setbacks there may have been a previous variance for this subdivision.

Mr. Nichols made a motion to approve the variance for a setback of 5' for the sides and rear property lines of nine (9) lots instead of the 10' setback that is in place now. Mr. Cole seconded the motion and the motion carried.

T2006-0023

Diane Disano

Diane Disano, applicant, was present and requesting a Temporary Use Permit for one (1) year to allow a RV as a residence until a mobile home can be placed on the property. There were twelve (12) notices sent. Of the twelve (12) notices sent, none were received in objection and four (4) were received in favor. Ms. Disano explained she purchased the property earlier this year and the mobile home that was on it had been destroyed by fire.

Mr. Nichols made a motion to approve the Temporary Use Permit for one (1) year for a RV until the permanent residence is in place on the property. Mr. Cole seconded the motion and the motion carried.

T2006-0025

William & Tonya Robinson

William Robinson, applicant, was present and requesting a Temporary Use Permit for one (1) year for an RV while the permanent residence is being constructed. There were seven (7) notices sent. Of the seven (7) notices sent, two (2) were returned in favor and none were returned in objection. Mr. Topping asked Mr. Robinson if he would be contracting the construction out. Mr. Robinson stated he would be.

Mr. Nichols made the motion to approve the Temporary Use Permit for one (1) year for a RV while the permanent residence is being constructed. Mr. Cole seconded the motion and the motion carried.

T2006-0019

Robert B. & Stephanie Seybold, Etal.

Stephanie Seybold, applicant, was present and requesting a Temporary Use Permit for three (3) years for a mobile home for a care receiver's residence. There were six (6) notices sent. Of the six notices sent, one (1) was returned in favor and none were returned in objection. Mr. Topping asked who would be receiving care. Mrs. Seybold explained it would be her daughter's mother-in-law.

Mr. Nichols made the motion to approve the Temporary Use Permit for three (3) years for a care receiver's residence. Mr. Cole seconded the motion and the motion carried.

R2006-0048

Robert B. & Stephanie Seybold, Etal

Stephanie Seybold, applicant, was present and requesting a rezoning of 20.139 acres MOL from A5, RR1 & RR2.5 to RR5C, RR5, & RR1 to complete lineal transfers. There were five (5) notices sent. Of the five (5) notices sent, none were received in favor or in objection. Mrs. Rogers explained Mrs. Seybold is extending property that had been lineal transferred in the past. She will be making two (2) parcels larger and one (1) parcel smaller.

Mr. Nichols made the motion to recommend approval to the Board of County Commissioners to rezone 20.139 acres MOL from A5, RR1, & RR2.5 to RR5C, RR5 & RR1 to complete lineal transfers. Mr. Cole seconded the motion and the motion carried.

SS2006-0016

Anderson Columbia Co., Inc.

Richard Partyka, representative for the applicant, was present and requesting a Small Scale Land Use Change from Agricultural to Industrial on 2.93 acres MOL. There were six (6) notices sent. Of the six (6) notices sent, one was returned in favor and none were returned in objection. There were no objections from the audience. The property in the application was originally intended to be deeded to the Board of Sumter County Commissioners as right-of-way. The Public Works Department opted not to take it, feeling it will not be a good contribution to the road network system. Therefore this application will add the property into the existing industrial site.

Mr. Nichols made a motion to recommend approval to the Board of County Commissioners of the Small Scale Land Use Change from Agricultural to Industrial on 2.93 acres MOL. Mr. Topping seconded the motion and the motion carried.

R2006-0047

Anderson Columbia Co., Inc.

Richard Partyka, representative for the applicant, was present and requesting a rezoning of 2.93 acres MOL from A5 & ID to ID to bring the property into compliance with the Future Land Use Map. There were six (6) notices sent. Of the six (6) notices sent, one was returned in favor and none were received in objection.

Mr. Nichols made the motion to recommend approval to the Board of County Commissioners to rezone 2.93 acres MOL from A5 & ID to ID to bring the property into compliance with the Future Land Use Map. Mr. Cole seconded the motion and the motion carried.

R2006-0043

The Villages of Lake-Sumter

Jack Sullivan and Marty Dzuro, representatives for the applicant, were present and requesting a rezoning of 89 acres MOL from CL, A5, RR, non-compliant A5, & R2C to

RPUD to bring the property into the Villages Development of Regional Impact (DRI). There were twenty-one (21) notices sent. Of the twenty-one (21) notices sent, five (5) were returned in favor and none were received in objection. There were no objections from the audience. Mr. Sullivan stated this property went through a Large Scale Land Use Change earlier this year and went to the Department of Community Affairs (DCA) for approval. ~~Mr. Sullivan has received no comments~~ DCA had no objections regarding to the Large Scale Land Use Change from DCA.

Mr. Nichols made a motion to recommend approval to the Board of County Commissioners to rezone 89 acres MOL from a CL, A5, RR, non-compliant A5, & R2C to RPUD to bring the property into the Villages Development of Regional Impact (DRI). Mr. Cole seconded the motion and the motion carried.

There was discussion regarding the time limits set for large controversial cases.

Mrs. Rogers discussed the draft for the new zoning classification Master Planned Development (MPD), which will allow for some flexibility with development regarding standards and conservation. Agencies from the state will police areas to make sure the developments are following the regulations as required.

Mr. Nichols made a motion to adjourn the meeting at 7:45 pm. Ms. Thies seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board